

## **VII. ABSTRACT**

A computer system for changing signals to separately value components temporally decomposed from residential property, the computer system including: an input device operable for converting input data representing the residential property into input signals representing the input data; a computer having a processor, the processor connected to the input to receive the input computer signals, the processor programmed to change the input signals to produce modified signals representing a separate market-based valuation of each of a plurality of components temporally decomposed from the property, the components including a residential estate for years interest and a residential remainder interest; and an output device connected to the processor to convert the modified signals into an illustration including the respective valuation of each of the components.